



**ఆంధ్రప్రదేశ్ రాజ పత్రము**  
**THE ANDHRA PRADESH GAZETTE**  
**PUBLISHED BY AUTHORITY**

**PART I EXTRAORDINARY**

**No.721**

**AMARAVATI, MONDAY , NOVEMBER 20, 2017**

**G.724**

**NOTIFICATIONS BY GOVERNMENT**

--X--

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT**

VUDA – CHANGE OF LAND USE FROM AGRICULTURE USE TO COMMERCIAL USE IN SY.NO.11/2B AND 11/3P TO AN EXTENT OF AC.0.42 CTS. (1689.50 SQ.MTS.) IN T.NAGARAPALEM (V), BHEMUNIPATNAM (M), VISAKHAPATNAM DISTRICT APPLIED BY SRI B.SURYA PRAKASH REDDY.

*[Memo No.815637/M1/2017, Municipal Administration & Urban Development (M) Department, 16<sup>th</sup> November, 2017]*

**NOTIFICATION**

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

**DRAFT VARIATION**

The site is falling in Sy.No.11/2B Part and 11/3 Part of T.Nagarapalem (V), Bheemunipatnam (M), Visakhapatnam District, admeasuring an area to an extent of Ac.0.42 Cts. (1689.50 Sq.Mts.). The boundaries of which are given in the schedule below, which was earmarked for Agricultural Use in sanctioned Visakhapatnam Metropolitan Region (VMR) Master Plan in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Commercial use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. To handover road widening area of Ac.0.25 Cts (1021.99 Sq.Mts.) at free of cost to VUDA through Registered Gift Deed by the land owner.
2. To pay the development and conversion charges to the Visakhapatnam Urban Development Authority.
3. To obtain approval of building plans for construction of buildings from the concerned authority duly paying necessary charges as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Gram Panchayat concerned, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

North :Land belongs to Sri M. Srinivas Rao in Sy. No. 11/1b of T.Nagarapalem (V), Bheemunipatnam (M), Visakhapatnam District.

East: Land belongs to Sri B. Surya Prakash Reddy in Sy. No. 11/3p of T. Nagarapalem (V) Bheemunipatnam (M), Visakhapatnam District.

South :Land belongs to Sri B. Nagi Reddy in Sy. No. 11/6p, T.Nagarapalem (V) Bheemunipatnam (M), Visakhapatnam District

West :Existing 60 mts wide NH-16 road &Proposed to 100 mts wide Master Plan Road.

**R. KARIKAL VALAVEN,**  
PRINCIPAL SECRETARY TO GOVERNMENT